

# Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

**Area Name / Number:** Magnolia / 11

**Previous Physical Inspection:** 1992

## Sales - Improved Summary:

Number of Sales: 645

Range of Sale Dates: 1/98 - 12/99

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$174,200	\$151,400	\$325,600	\$385,700	84.4%	18.36%
2000 Value	\$177,500	\$203,800	\$381,300	\$385,700	98.9%	12.28%
Change	+\$3,300	+\$52,400	+\$55,700		+14.5%	-6.08%
% Change	+1.9%	+34.6%	+17.1%		+17.2%	-33.12%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -6.08% and -33.12% actually represent an improvement.

Sales used in Analysis: All improved sales that were verified as to indicate full market value were included in the analysis. Multiple parcel sales as well as properties that were remodeled after their purchase were not included in the analysis of this report. In addition the summary above excludes sales of parcels that had improvement values of less than \$10,000 posted to the 1999 Assessment Roll. This analysis excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$174,700	\$150,900	\$325,600
2000 Value	\$176,600	\$193,300	\$369,900
Percent Change	+1.1%	+28.1%	+13.6%

Number of improved Parcels in the Population: 5,732

The population summary above excludes parcels in which the assessor took into account a recent remodel since last inspecting the area. New houses just added to the 2000 assessment year roll but not on the 1999 assessment roll year were also excluded. These parcels do not reflect accurate percent change figures for the overall population.

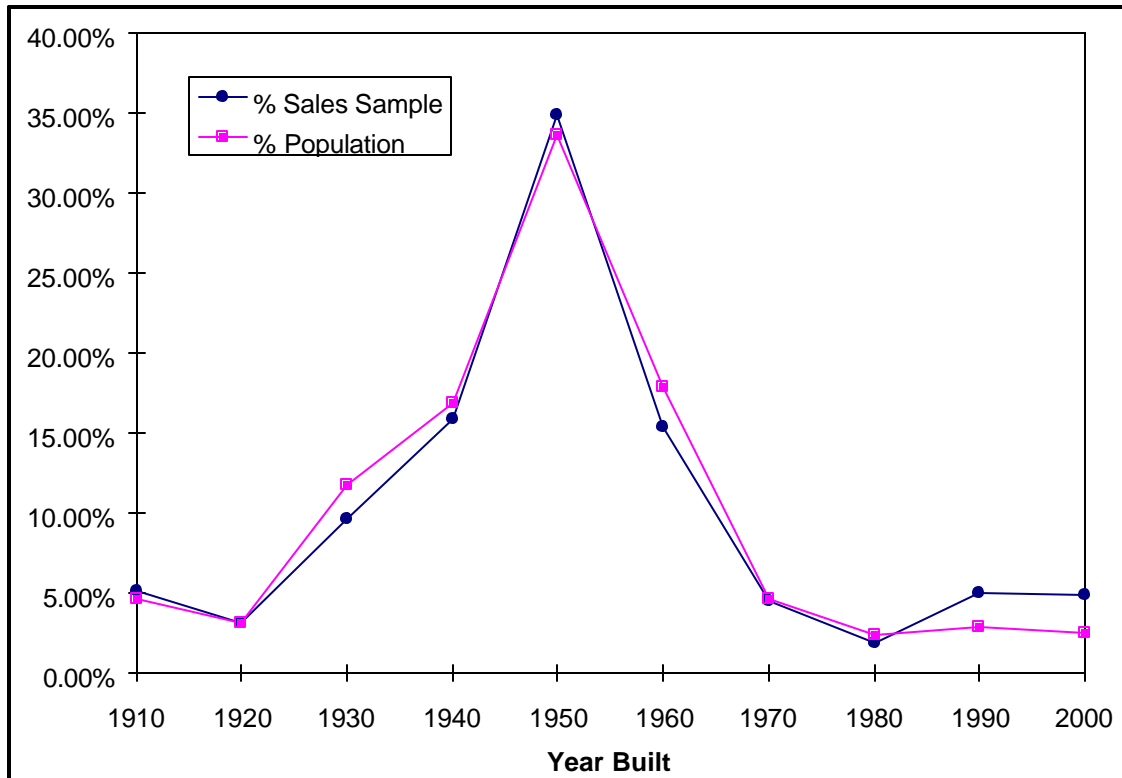
## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

### Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	33	5.12%
1920	20	3.10%
1930	62	9.61%
1940	102	15.81%
1950	225	34.88%
1960	99	15.35%
1970	29	4.50%
1980	12	1.86%
1990	32	4.96%
2000	31	4.81%
	645	

Population		
Year Built	Frequency	% Population
1910	265	4.62%
1920	176	3.07%
1930	670	11.69%
1940	969	16.91%
1950	1928	33.64%
1960	1024	17.86%
1970	262	4.57%
1980	133	2.32%
1990	161	2.81%
2000	144	2.51%
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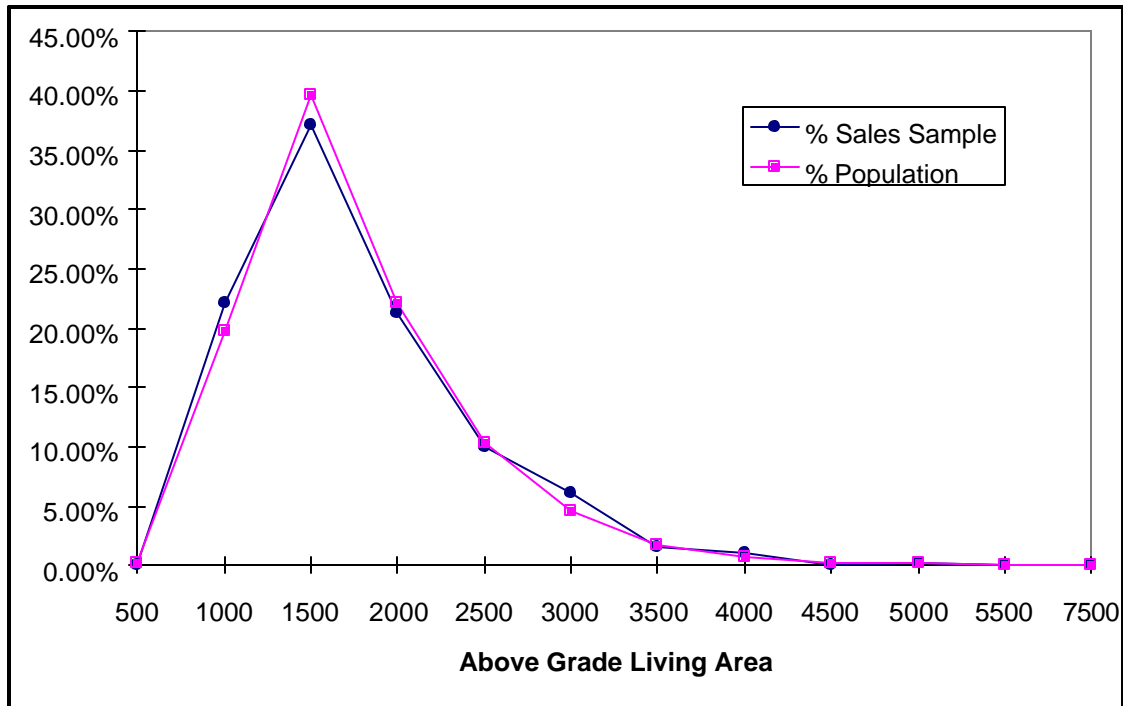


The sales sample adequately represents the population with regard to year built.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	143	22.17%
1500	240	37.21%
2000	137	21.24%
2500	65	10.08%
3000	40	6.20%
3500	10	1.55%
4000	7	1.09%
4500	1	0.16%
5000	2	0.31%
5500	0	0.00%
7500	0	0.00%
	645	

<b>Population</b>		
AGLA	Frequency	% Population
500	11	0.19%
1000	1136	19.82%
1500	2272	39.64%
2000	1274	22.23%
2500	598	10.43%
3000	263	4.59%
3500	100	1.74%
4000	43	0.75%
4500	15	0.26%
5000	12	0.21%
5500	3	0.05%
7500	5	0.09%
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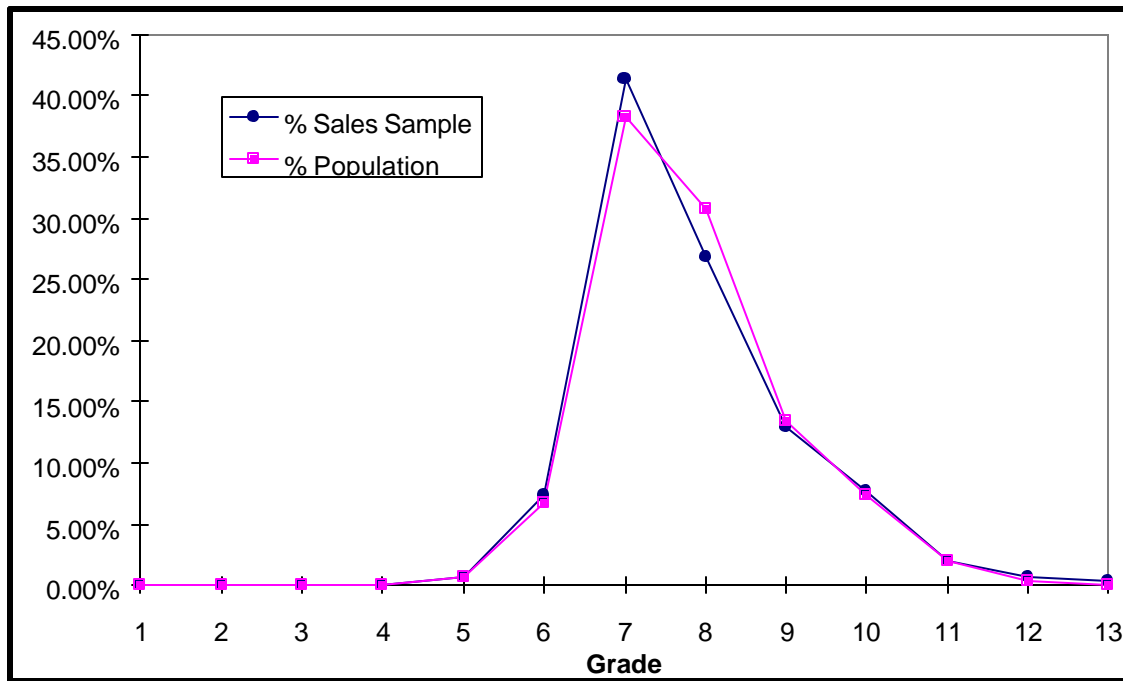


The sales sample adequately represents the population with regard to above grade living area.

### Sales Sample Representation of Population - Grade

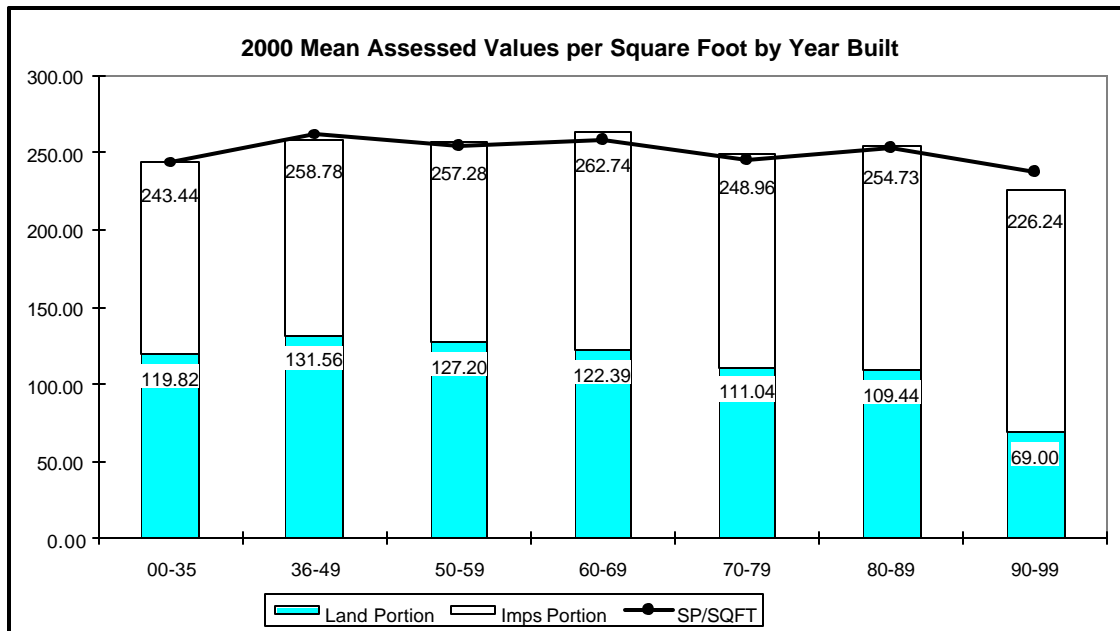
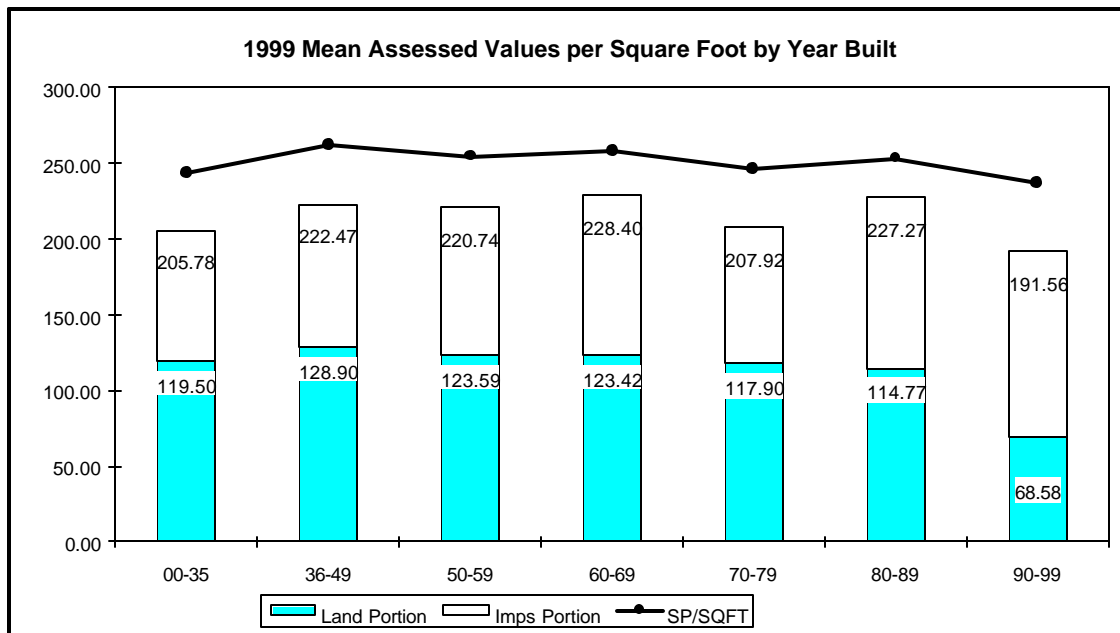
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.62%
6	48	7.44%
7	267	41.40%
8	173	26.82%
9	83	12.87%
10	50	7.75%
11	13	2.02%
12	5	0.78%
13	2	0.31%
	645	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	3	0.05%
5	44	0.77%
6	390	6.80%
7	2195	38.29%
8	1760	30.70%
9	773	13.49%
10	425	7.41%
11	112	1.95%
12	22	0.38%
13	7	0.12%
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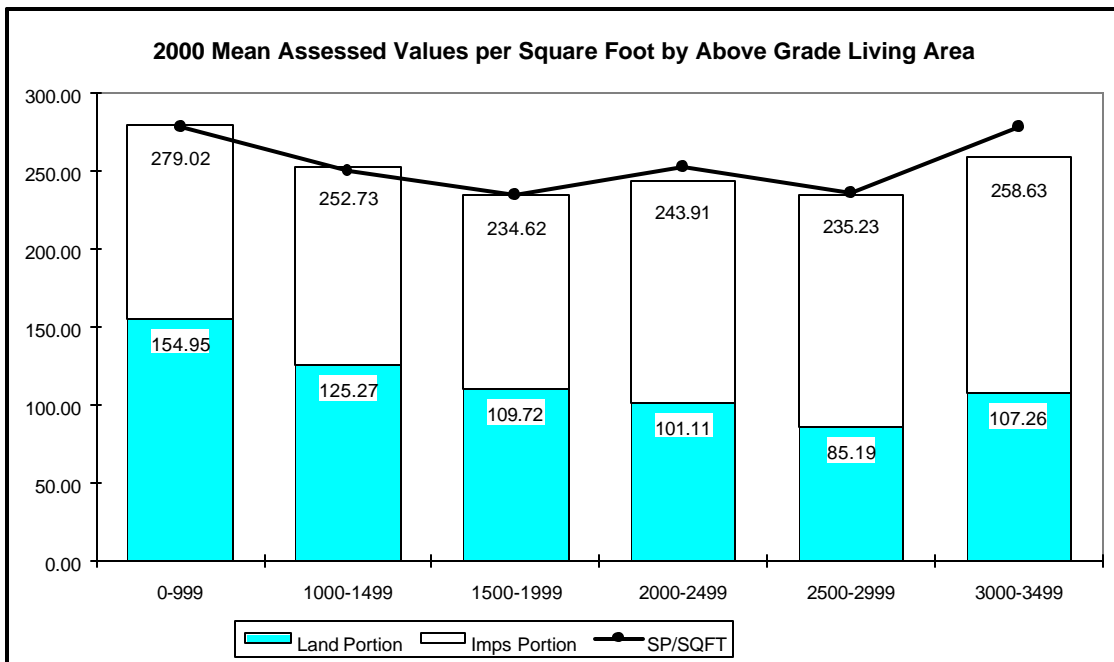
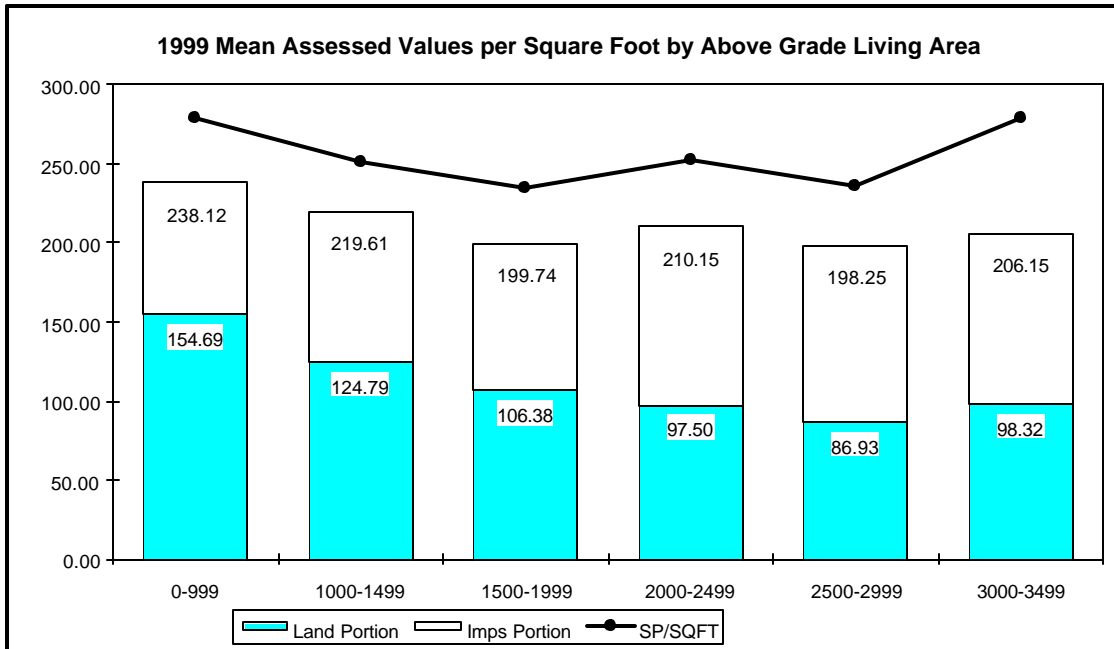
The sales sample adequately represents the population with regard to grade of house.

## Comparison of 1999 and 2000 Per Square Foot Values by Year Built



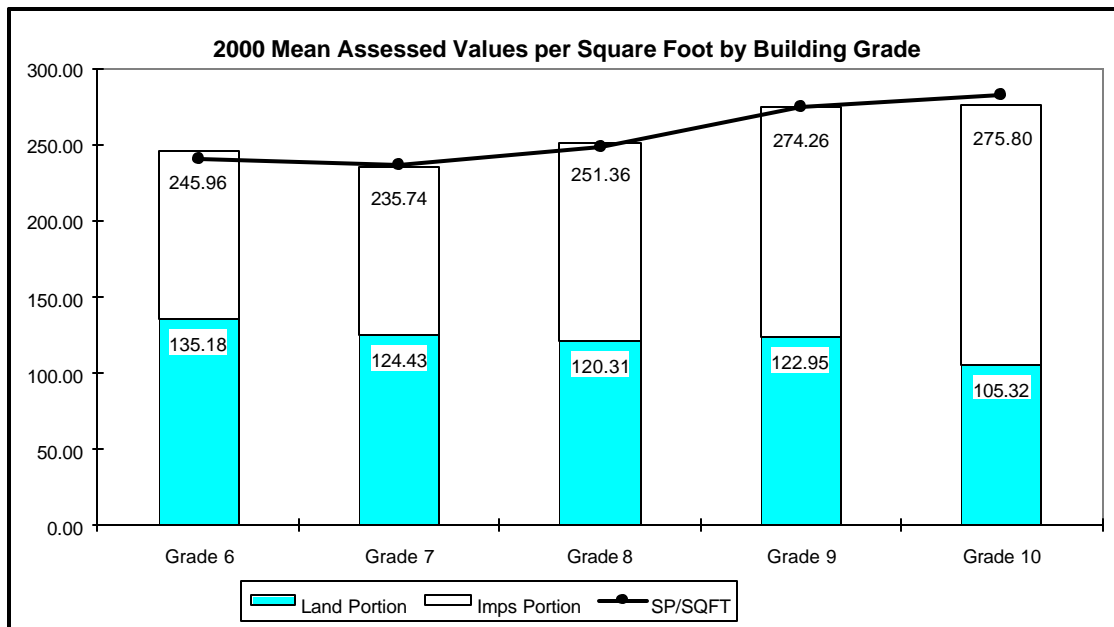
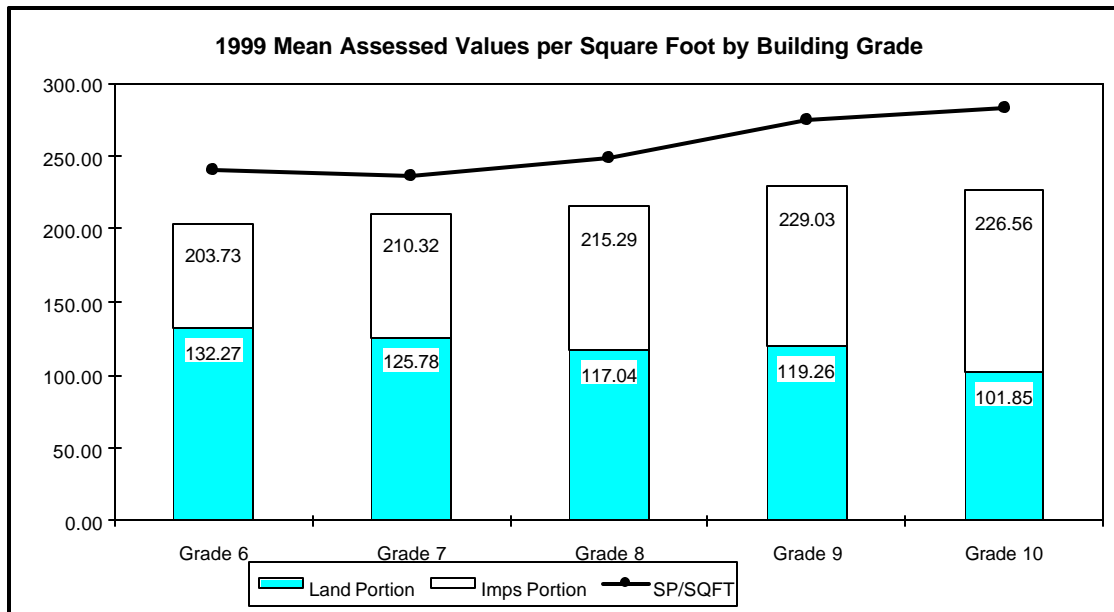
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

### **Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

### **Comparison of 1999 and 2000 Per Square Foot Values by Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The sample size of grades 1-5 and 11-13 were too small to analyze adequately. The values shown in the improvement portion of the chart represent the value for land and improvements.